

EXEMPTION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Development Agreement appeal for the properties located at 6801 West Hollywood Boulevard (6801-6909 West Hollywood Boulevard; 1755-1767 North Highland Avenue; 1722 North Orange Drive).

Recommendations for Council action:

1. DETERMINE, that based on the whole of the administrative record, the termination of the Development Agreement contract in accordance with the terms of the Development Agreement is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15321 (Class 21), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies.
2. FIND and DETERMINE, on the basis of substantial evidence, that the purported successor Developer has not cured a default pursuant to Section 5.1 of the Development Agreement contract.
3. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
4. RESOLVE TO DENY THE APPEAL filed by H&H Retail Owner LLC (Representative: Jeffrey B. Isaacs, Isaacs-FriedbergZill LLP), and THEREBY SUSTAIN determination of the LACPC in the termination of the Development Agreement contract, pursuant to California Government Code Section 65867 and 65868 and Section 5.1.3. of the Development Agreement (Ordinance No. 174843), by and between the City of Los Angeles and TrizecHahn Hollywood, LLC, executed November 5, 2002. A Notice of Default was issued on February 22, 2024, and the purported successor Developer was required to cure the default by April 22, 2024. As the purported successor Developer had not cured the default, the Director of Planning utilized the Failure to Cure Default Procedures of Section 5.1.3 of the Development Agreement for the LACPC to terminate the Development Agreement contract. Termination of the Development Agreement contract would not affect the previously approved Zone Variance entitlement pertaining to location of employee parking spaces; for the properties located at 6801 West Hollywood Boulevard (6801-6909 West Hollywood Boulevard; 1755-1767 North Highland Avenue; 1722 North Orange Drive).

Applicant: City of Los Angeles

Case No. CPC-2001-1940-DA-ZV-1A

Environmental No. ENV-2024-2272-CE

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on October 15, 2024, the PLUM Committee considered a Development Agreement appeal for the properties located at 6801 West Hollywood Boulevard (6801 - 6909 West Hollywood Boulevard; 1755 - 1767 North Highland Avenue; 1722 North Orange Drive). Department of City Planning staff provided an overview of the matter. A representative of Council District 13 provided comments in support of denying the appeal. After an opportunity for public comment, and presentations

from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal sustain the determination of the LACPC in the termination of the Development Agreement contract and adopt the project findings. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
LEE:	YES
HUTT:	YES
YAROSLAVSKY:	YES
PADILLA:	YES
DE LEÓN:	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**